



Bill No: HB 790 -- Income Tax - Green Buildings Tax Credit - Multifamily Housing

Committee: Ways & Means

Date: 2/20/2020

Position: Support

The Apartment and Office Building Association of Metropolitan Washington (AOBA) supports HB 790. AOBA's members own or manage more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George's counties.

This bill would provide a state income tax credit for up to 25% of allowable costs incurred to construct or convert a qualified multifamily building into a green building. The bill also allows the credit to be carried forward and applied to succeeding tax years up to five years if the credit exceeds the state income tax owed.

Often, for housing providers interested in meeting green building goals which simultaneously protect their bottom line by reducing energy costs, the necessary building upgrades are cost prohibitive. This legislation would provide meaningful financial offsets that allow multifamily owners to invest in the new technology, building materials and improvements required to meet green rating systems. These offsets make achieving green building benchmarks listed in the bill more attractive and feasible for multifamily building owners.

For these reasons AOBA urges a favorable report on HB 790.

For further information contact Erin Bradley, AOBA Vice President of Government Affairs, at 301-261-1460 or ebradley@aoba-metro.org .